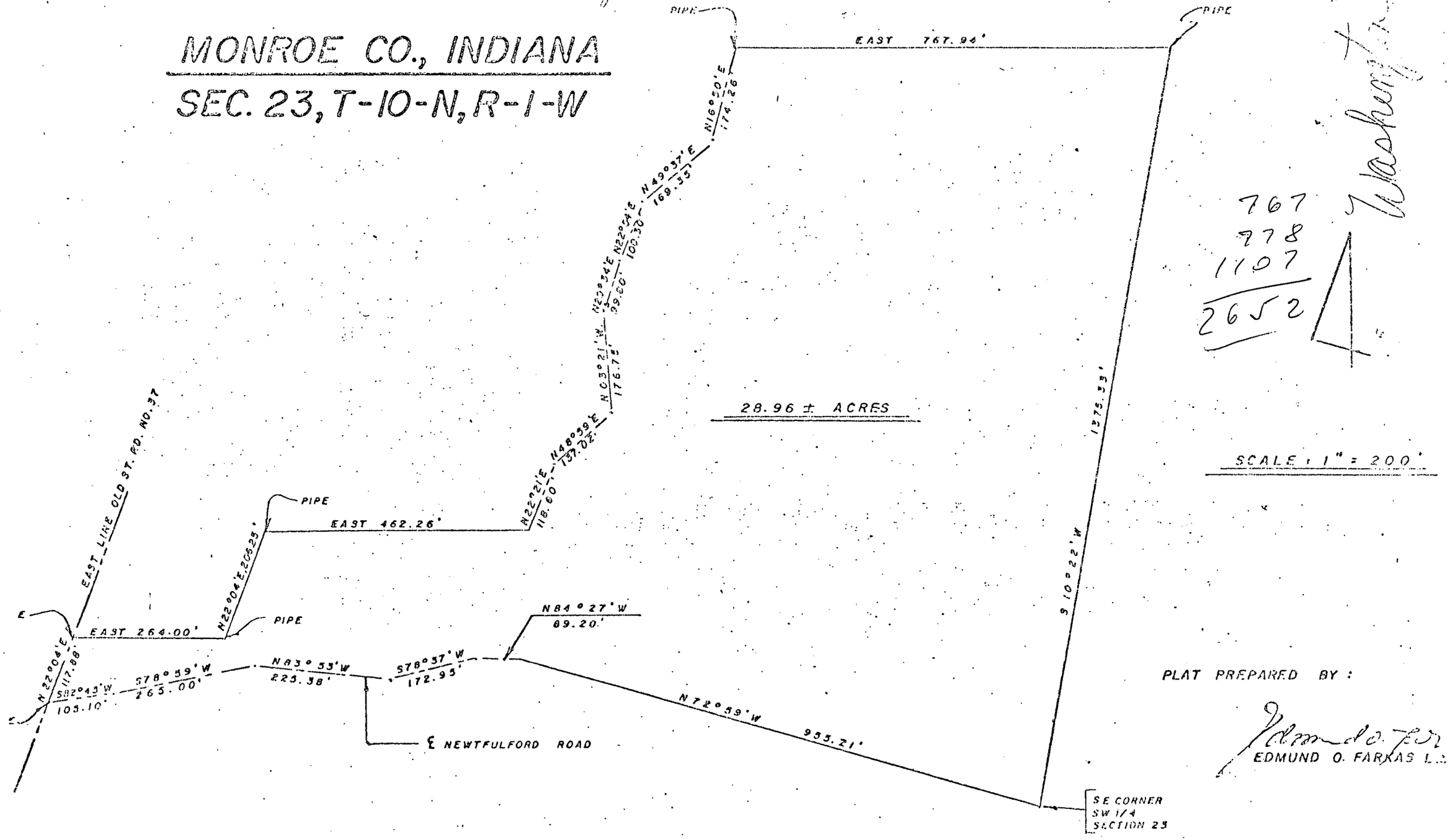
T10N-R01W-23_0000_MCS

from South St. Andrews - Washington Twp.

MONROE CO., INDIANA

SEC. 23, T-10-N, R-1-W



767
778
1107
2652

Washington Twp

PLAT PREPARED BY :

Edmund O. Farkas

EDMUND O. FARKAS L.S.

TRI CO
SURVEYING & MAPPING

Edmund O. Farkas (812) 876-2305 P. O. Box 96
Registered Land Surveyor Ellettsville, Indiana 47429

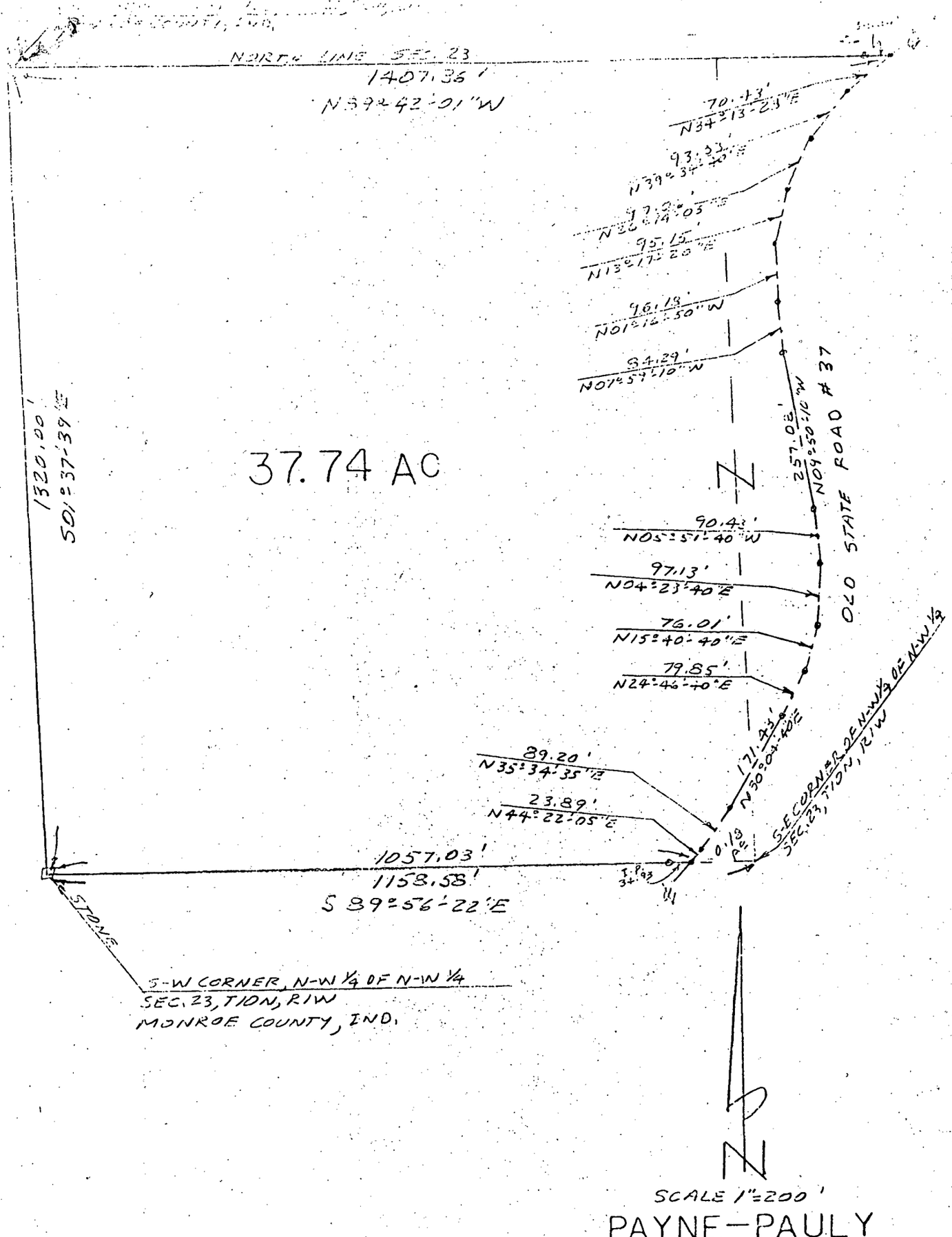
Description:

Part of the South Half of the Southwest Quarter, and part of the Southwest Quarter of the Southeast Quarter all in Section Twenty-Three (23), Township Ten (10) North, Range One (1) West, Monroe County, Indiana, and more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of said Section, thence North Seventy-Two (72) Degrees and Fifty-Nine (59) Minutes West 955.21 feet to the centerline of the Newtfulford Road, thence on the said centerline the following Courses: North Eighty-Four (84) Degrees and Twenty-Seven (27) Minutes West 89.20 feet, thence South Seventy-Eight (78) Degrees and Thirty-Seven (37) Minutes West 172.95 feet, thence North Eighty-Three (83) Degrees and Fifty-Three (53) Minutes West 225.38 feet, thence South Seventy-Eight (78) Degrees and Fifty-Nine (59) Minutes West 265.00 feet, thence South Eighty-Two (82) Degrees and Forty-Three (43) Minutes West 105.10 feet to a spike and to the East Line of Old State Road No. 37, thence North Twenty-Two (22) Degrees and Four (04) Minutes East 117.88 feet to a pipe on the said East Line of said Road, which point is located 27.5 Rods and 5 feet Northenly from the point where the Section Line dividing Section Twenty-Three (23) and Twenty-Six (26) and crosses the Dixie Hwy (State Road No. 37 as is now exist), thence leaving the said road East 264.00 feet to a pipe, thence North Twenty-Two (22) Degrees and Four (04) Minutes East 206.25 feet to an iron pipe, thence East 462.26 feet to a point One (1) Rod West from the Creek Bottom Land, thence One (1) Rod West of said Creek Bottom the following Courses: North Twenty-Two (22) Degrees and Twenty-One (21) Minutes East 118.60 feet, thence North Forty-Eight (48) Degrees and Fifty-Nine (59) Minutes East 137.02 feet, thence North Three (03) Degrees and Twenty-One (21) Minutes West 176.75 feet, thence North Twenty (20) Degrees and Thirty-Four (34) East 99.80 feet, thence North Twenty-Two (22) Degrees and Fifty-Four (54) Minutes East 100.30 feet, thence North Forty-Nine (49) Degrees and Thirty-Seven (37) Minutes East 169.35 feet, thence North Sixteen Degrees and Fifty (50) Minutes East 174.26 feet to the North Line of said South Half of the Southwest Quarter , thence East on the said North Line and on the North Line of said Southwest Quarter of the Southeast Quarter 767.94 feet to a pipe, thence South Ten (10) Degrees and Twenty-Two (22) Minutes West 1375.33 feet to the place of beginning.

Containing 28.96 Acres more or less.

Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114



PAYNE—PAULY

State of Indiana
County of Monroe SS:

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat and attached description correctly represents a survey completed by me on this 5th day of September, 1983; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.

LEE UTT
REGISTERED
No.
S-0089
STATE OF
INDIANA
LAND SURVEYOR

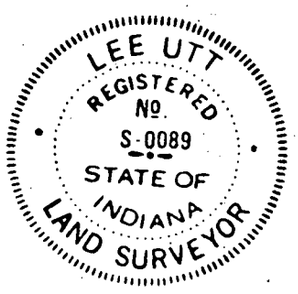
Lee Utt, R. L. S. # S0089, Indiana
9801 West Gardner Road
Bloomington, Indiana 47401

LEE UTT
REGISTERED LAND SURVEYOR NO. S0089, INDIANA
PHONE 825-5961
9801 West Gardner Road
BLOOMINGTON, INDIANA 47401

Legal description: Payne - Pauly

A part of the North one half of the Northwest quarter of Section 23, Township 10 North, Range 1 West, Monroe County, Indiana, bounded and described as follows:
Beginning at a stone marking the Southwest corner of the Northwest quarter of said Northwest quarter; thence from said point of beginning and with the South line of said North one half of the Northwest quarter and running South 89°-56'-22" East for 1057.03 feet and to the centerline of Old State Road 37; thence leaving said South line and with the centerline of said road and running North 44°-22'-05" East for 23.89 feet; thence North 35°-34'-35" East for 89.20 feet; thence North 30°-04'-40" East for 171.43 feet; thence North 24°-46'-40" East for 79.85 feet; thence North 15°-40'-40" East for 76.01 feet; thence North 04°-23'-40" East for 97.13 feet; thence North 05°-51'-40" West for 90.43 feet; thence North 09°-50'-10" West for 257.08 feet; thence North 07°-59'-10" West for 84.29 feet; thence North 01°-16'-50" West for 96.18 feet; thence North 13°-17'-20" East for 95.15 feet; thence North 26°-14'-05" East for 97.06 feet; thence North 39°-24'-40" East for 93.33 feet; thence North 34°-13'-28" East for 70.43 feet and to the North line of said Section 23; thence leaving the centerline of Old State Road 37 and with the North line of said Section 23 and running North 89°-42'-01" West for 1407.36 feet and to the Northwest corner of said Northwest quarter; thence with the West line of said Northwest quarter and running South 01°-37'-39" East for 1320.00 feet and to the point of beginning. Containing 37.74 acres, more or less.

Lee Utt, R. L. S. # S0089, Indiana
September 5, 1983



A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

SURVEYOR'S REPORT

In accordance with Title 865. IAC. 1-12 sections 1-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

A). (Variances) in the reference monuments
B). (Discrepancies) in the record description and plats
C). (Inconsistencies) in lines of occupation and;
D). (Relative Positional Accuracy) "RPA"

The relative positional accuracy (due to random errors in measurement) of this survey is within that allowable for a Rural survey (0.26' plus 200 PPM) as defined I.A.C. Title 865 ("relative positional accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.")

SUBJECT PROPERTY:

A boundary survey was performed on the property now or formerly owned by Don Max and Barbara J. Ward as found in Deed Record 193, Page 466 in the office of the Recorder of Monroe County, Indiana. The purpose of this survey is to retrace the boundary lines of the subject property as located in Section 23, Township 10 North, Range 1 West, Monroe County, Indiana.

REFERENCE MONUMENTS:

A). A 9" x 17" sandstone with "1" on the south side was found 10 inches above grade marking the Northwest corner of the Southwest quarter of the Northwest quarter of Section 23, Township 10 North, Range 1 West. The origin of this monument is unknown, however, was found to agree with other monuments found in the area and was accepted and held as said corner. This stone was also found to be referenced in a survey performed by Bledsoe, Tapp & Riggert, Inc. for Binford dated May 1st, 1997 and also in a survey performed by C.M. Pinnick for James D. Lundy dated August 6th, 1971.

B). A 1/2 inch rebar was found flush with grade marking the Southeast corner of the land now or formerly owned by Dugan (Instr. 2008018308). This monument was found to agree with other monuments on said land and was accepted and held as said corner.

C). A 5/8 inch diameter rebar was found 1 inch below grade and marked by a square wood post marking the Southwest corner of the land now or formerly owned by Williams (Instr. 2009002365). This monument was found to have been set in a survey performed by Raymond Graham for David Lundy dated July 27th, 1999 and was accepted and held as said corner.

D). A 1/2 inch diameter rebar was found 1 inch below grade in the centerline of Old State Road 37 marking the Northeast corner of the land now or formerly owned by Williams (Instr. 2009002365). This monument was found to have been set in a survey performed by C.M. Pinnick for James D. Lundy dated August 6th, 1971 and was accepted and held as said corner.

E). A railroad spike was found 1 inch below grade in the centerline of Old State Road 37 marking the Southeast corner of the land now or formerly owned by Williams (Instr. 2009002365). This monument was found to have been set in a survey performed by C.M. Pinnick for James D. Lundy dated August 6th, 1971 and was accepted and held as said corner.
Wash U-13

F). A brass disk in 8" diameter concrete was found 3 inches above grade marking the Northeast corner of the Northeast quarter of Section 23, Township 10 North, Range 1 West. This monument was found to be of record in the office of the Monroe County Surveyor as Corner I.D. "Wash U-13". This monument was found to be the best evidence available and was accepted and held as said corner.
Wash U-17

G). A 4" x 4" inch cut limestone was found 5 inches above grade marking the Southeast corner of the Southeast quarter of Section 23, Township 10 North, Range 1 West. This monument was found to be of record in the office of the Monroe County Surveyor as Corner I.D. "U-17" and was accepted and held as said corner.
Wash Q-17

H). A 2 inch diameter axle rod was found 5 inches above grade marking the Southwest corner of the Southwest quarter of Section 23, Township 10 North, Range 1 West. This monument was found to be of record in the office of the Monroe County Surveyor as Corner I.D. "Wash Q-17" and was accepted and held as said corner.
Wash Q-15

I). A 5/8 inch diameter rebar with cap stamped "Deckard" was set marking the Southwest corner of the Northwest quarter of Section 23, Township 10 North, Range 1 West. The corner was set by proportionate measure between the monuments described in lines "A" and "H" and was accepted and held as said corner.

LINES OF OCCUPATION:
The lines of occupation, which affect this survey, are detailed as follows:

1). The centerline of Old State Road 37 (asphalt) was called for in the record description (Deed Record 193, Page 466) as the east line of the subject property and was accepted and held.

2). No line of occupation was found along the south line of the subject property.

3). No line of occupation was found along the south line of the subject property.

4). A tree line was found running +/- 7 feet north of the south line of the land now or formerly owned by Williams (Instrument 2009002365).

RECORD DESCRIPTIONS:
1). The record descriptions in this area were found to be fraught with ambiguities that has made it difficult to retrace the boundaries and easements of the subject properties. It is my opinion that new legal descriptions for these properties need to be recorded to prevent any future dispute from occurring. This survey found that very few of the record distances fit with the physical dimensions measured in the field. Among the ambiguities discovered in the field the home of the Ward's (Deed Record 193 Page 466) was found not to lie with in the bounds of the record description. It is my opinion that the physical markers found in the field should be held, and described to, because the markers have long acquiesced in to this area.

RECORD DESCRIPTION:

Part of the South half of the Northwest quarter of Section Twenty-three (23), Township Ten (10) North, Range On, (1) west, bounded and described as follows, to-wit:

Commencing at the Southwest corner of said Northwest quarter, running thence East approximately Sixty-seven (67) rods to the center of State Road #37, running thence Northwesterly with the meanderings of said road a distance of Twelve (12) rod, thence running West to the West line of said quarter Section, running thence South along the West line of said quarter section to the place beginning.

SURVEY DESCRIPTION FOR (DEED GAP)

A part of the South half of the Northwest Quarter of Section 23, Township 10 North, Range 1 West , Monroe County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Northwest quarter of said Section 23; thence North 00 degrees 32 minutes 47 seconds West for a distance of 186.73 feet to the point of beginning; thence continuing North 00 degrees 32 minutes 47 seconds West for a distance of 80.98 feet to a rebar stamped Deckard; thence South 88 degrees 34 minutes 56 seconds East 516.09 feet along the south line of the land now or formerly owned by Barbara Dugan as found in Instrument (2008018308); thence the following two courses along the land now or formerly owned by Ronald A. and Chrisina R. Williams as found in instrument (2009002365) 1). South 04 degrees 30 minutes 00 seconds East for a distance of 25.69 feet to a rebar found stamped Graham; 2). North 84 degrees 24 minutes 12 seconds East for a distance of 400.00 feet to a railroad spike found in the centerline of Old State Road 37; thence along said centerline South 20 degrees 05 minutes 08 seconds East for a distance of 75.97 feet; thence South 19 degrees 03 minutes 09 seconds East for a distance of 17.68 feet; thence leaving said centerline North 89 degrees, 6 minutes 35 seconds West for a distance of 947.15 feet to the point of beginning, containing 1.55 acres more or less

Subject to the right-of-way of Old State Road 37 and all legal easements of record.

SURVEY DESCRIPTION FOR (OVERALL)

A part of the South half of the Northwest Quarter of Section 23, Township 10 North, Range 1 West , Monroe County, Indiana, being more particularly described as follows:

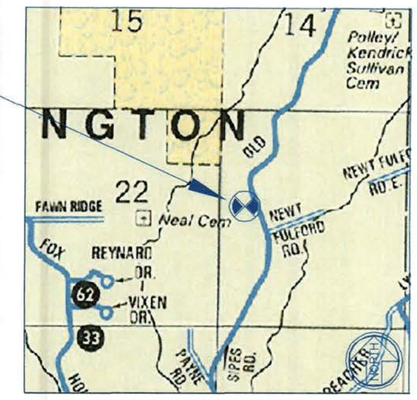
Beginning at the Southwest corner of said Northwest quarter of said Section 23; thence North 00 degrees 32 minutes 47 seconds West for a distance of 267.71 feet to a rebar stamped Deckard; thence South 88 degrees 34 minutes 56 seconds East for a distance of 516.09 feet along the south line of the land now or formerly owned by Barbara Dugan as found in Instrument (2008018308); thence the following two courses along the land now or formerly owned by Ronald A. and Chrisina R. Williams as found in instrument (2009002365) 1). South 04 degrees 30 minutes 00 seconds East for a distance of 25.69 feet to a rebar found stamped Graham; 2). North 84 degrees 24 minutes 12 seconds East for a distance of 400.00 feet to a railroad spike found in the centerline of Old State Road 37; thence along said centerline South 20 degrees 05 minutes 08 seconds East for a distance of 75.97 feet; thence South 19 degrees 03 minutes 09 seconds East for a distance of 215.68 feet; thence leaving said centerline North 89 degrees 36 minutes 35 seconds West for a distance of 1010.01 feet, passing thru a rebar stamped Deckard at 25.00 feet to the point of beginning, containing 5.74 acres more or less

Subject to the right-of-way of Old State Road 37 and all legal easements of record.

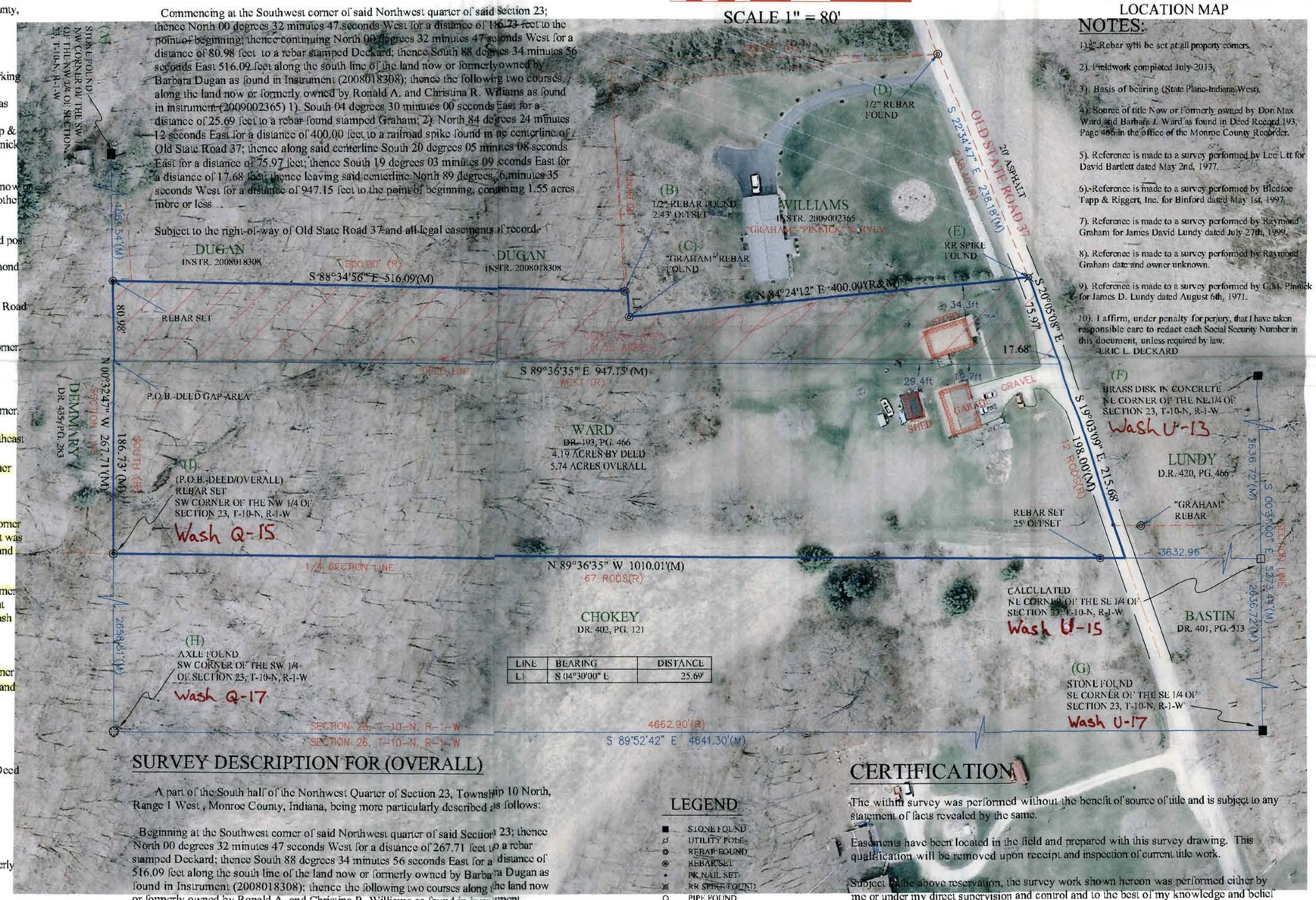
WASHINGTON TWP.
TOWNSHIP 10 N
RANGE 1 W
SECTION 23

DEVELOPER, APPLICANT &/OR OWNER
DON MAX & BARBARA J. WARD
DEED RECORD 193, PG. 466

PROJECT LOCATION



LOCATION MAP



NOTES:

1). 5/8" Rebar with be set at all property corners.

2). Fieldwork completed July-2013.

3). Basis of bearing (State Plane-Indiana-West).

4). Source of title Now or Formerly owned by Don Max Ward and Barbara J. Ward as found in Deed Record 193, Page 466 in the office of the Monroe County Recorder.

5). Reference is made to a survey performed by Lee Utt for David Bartlett dated May 2nd, 1977.

6). Reference is made to a survey performed by Bledsoe Tapp & Riggert, Inc. for Binford dated May 1st, 1997.

7). Reference is made to a survey performed by Raymond Graham for James David Lundy dated July 27th, 1999.

8). Reference is made to a survey performed by Raymond Graham date and owner unknown.

9). Reference is made to a survey performed by C.M. Pinnick for James D. Lundy dated August 6th, 1971.

10). I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security Number in this document, unless required by law.
-ERIC L. DECKARD

LEGEND

- STONE FOUND
- UTILITY POLE
- REBAR FOUND
- REBAR SET
- PK NAIL SET
- RR SPIKE FOUND
- PIPE FOUND
- BRASS DISK
- MAG SPIKE SET
- WOOD POST FENCE
- FENCE
- TREE LINE
- (R) RECORD
- (M) MEASURED

CERTIFICATION

The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this _____ day of _____, 2013.

_____
Eric L. Deckard
Registered Surveyor LS 29900012
State of Indiana

DECKARD
LAND SURVEYING
1004 S. HENDERSON STREET
BLOOMINGTON, IN 47401
TELEPHONE (812)824-0235
FAX (812)323-7358
ERIC.DECKARD1@MSN.COM

PLANNING SURVEYING MAPPING

DON & BARBARA WARD
BOUNDARY SURVEY
A PART OF SECTION 23 T8N, R1W

DATE	BY	REVISIONS

SURVEYED AW & ED | DRAWN AEW | CHECKED ELD | DATE 7/24/13

JOB NUMBER 13-74
SHEET 1 OF 1
DATE 07/24/13
BNDY.SHT

SCarlson Software 2009/2013 WORK\WARD 13-74.dwg

PLAT OF SURVEY

H. MICHAEL KACZOROWSKI PROPERTY

SECTIONS 23,24,26, TWP. 10 NORTH, RGE. 1 WEST

WASHINGTON TWP., MONROE COUNTY, INDIANA

802 COORDINATE REFERENCE POINT
FIELD OR F- BASED ON FIELD MEASUREMENTS THIS SURVEY
D OR R- BASED ON DEED OR RECORD INFORMATION
1 ROD = 16.5 FEET
1 CHAIN = 66 FEET

SCALE: 1"=200'

BEARINGS BASED ON A SOLAR OBSERVATION

MARCH 27, 1994

Kevin B. Potter
KEVIN B. POTTER, P.E. & L.S.
P.O. BOX 5982
BLOOMINGTON, INDIANA 47407

KEVIN BURTON POTTER REGISTERED No. S0487 STATE OF INDIANA LAND SURVEYOR

416 HOLE IN GROUND SAID TO BE FORMER STONE LOCATION FROM LOCAL TESTIMONY 6.5' SOUTH AND 28.8' WEST OF SPIKE AT 417

417 RAILROAD SPIKE IN TREE FOUND NW CORNER SEC. 23, T10N, R1W

772 OAK TREE WITH FENCE AND ORANGE SURVEYORS RIBBON FOUND 4.0 FEET EAST OF LINE AND 52 FEET NORTH OF THEORETICAL WEST QUARTER CORNER OF SECTION 23

773 FENCE POST FOUND 5.5 FEET EAST OF LINE

WEST LINE SECTION 23

N 00°38'29" W 5315.05'(F) 80 CHAINS (R)

S 88°11'36"E 2327.89'(F) 35.35 CHAINS (R)

NORTH LINE SECTION 23

436 STONE FOUND NORTH 1/4 CORNER SEC. 23, T10N, R1W

S 88°57'45"E 2325.55'(F) 35.35 CHAINS (R)

606 CONCRETE MON. FOUND NE CORNER SEC 23, T10N, R1W

Wash Q-13 T.O.

Wash S-13 T.O.

Wash U-13 T.O.

N 00°24'35" W 5259.97'(F) (801 TO 436)

AUSTIN FULFORD

GERALD DITTEMORE

740 REBAR FOUND

803 NW COR SW1/4, SE1/4 SEC 23 T10N, R1W

EAST 767.94'(OVERALL DLD)
EAST 761.46'(D)

736 FENCE POST FOUND 4.2' EAST OF LINE

S 89°45'16"E 761.52'(F) (803 TO 736)

710 PIPE FOUND 0.57' SOUTH OF LINE

S 89°41'21"E 2309.60'(F) (808 TO 802)

FENCE

FENCE

707 FENCE CORNER

1154.80'(FIELD)

15 RODS (DEED & FIELD)

804

N 86°10'46"W

808.59'
907.30'(804 TO 398)

NORTH LINE SW1/4, SE1/4 SEC. 23

398 REBAR SET THIS SURVEY

JERRY L. RATTS (D.R. 331, P. 356)

1/4 TK 1/16 COR.

REBAR SET THIS SURVEY 502 NE CORNER, SE1/4, SE1/4 SEC. 23, T10N, R1W 1.25' W U-16

1281 PINCH TOP PIPE FOUND

1280 IRON PIPE FOUND

(1282) FRILEY BT. SPIKE 1'N LYDY RD.

S 89°46'44"E 370.73'

3.526 AC.

SW1/4, SW1/4, SEC. 23 T10N, R1W

246.82'

JERRY L. RATTS (D.R. 325, P. 191) SCHOOL HOUSE EXCEPTION

1025 PIPE FD. ON LINE

S 33°29'17"W 5.36'

S 28°52'48"W 187.76'

S 33°39'59"W 54.42'

S 44°44'37"W 48.25'

S 61°32'54"W 80.76'

S 58°30'30"W 193.72'

℄ LYDY ROAD

1029 BOAT SPIKE FOUND ON SECTION LINE

544.50'

274.54'(R)

EAST LINE SECTION 23

S 55°18'53"W 51.40'

S 39°51'58"W 46.77'

S 40°52'59"W 173.07'

S 52°40'19"W 76.28'

S 37°45'46"W 101.97'

S 63°29'44"W 55.02'

S 06°51'50"W 98.84'

S 00°01'16"W 49.40'

S 02°45'03"E 100.47'

S 02°23'02"W 67.37'

S 10°44'46"W 74.18'

S 17°00'17"W 40.73'

440.64'(F)

S 17°00'17"W 76.05'

S 14°26'56"W 74.53'

S 10°22'28"W 70.64'

S 06°02'05"W 67.12'

S 03°47'27"W 71.52'

S 07°37'24"W 106.06'

S 15°25'36"W 71.62'

S 19°02'47"W 103.03'

S 22°41'30"W 85.06'

S 24°41'26"W 155.94'

S 21°06'05"W 71.91'

PALMER SHEPPARD

S 18°01'52"W 85.49'

S 25°27'18"W 81.82'

S 30°19'07"W 217.52'

S 36°26'44"W 86.09'

REBAR SET 399

237.50'

1157.04'(F)

N 89°51'33"W 2314.08'

805 SE CORNER NE1/4, NE1/4 SEC. 26, T10N, R1W

1318.64'(F)

N 00°10'37"W

MONROE COUNTY SOLID WASTE MANAGEMENT DISTRICT

℄ LYDY ROAD

GARY & CAROLYN SISCOE

86-7285

505 SE CORNER SEC. 23, T10N, R1W NE COR SEC. 26, T10N, R1W STONE FOUND

EAST LINE SE1/4 SW1/4 SEC. 23

N 00°24'35" W

N 10°16'24" E 110.00'

NORMAN WAMPLER Wash S-17 sec 23 S.F.

801 REBAR SET SOUTH QUARTER COR. SEC. 23 & NORTH QUARTER CORNER SEC. 26 T10N, R1W

S 89°35'50" E 76.90'

SOUTH LINE SECTION 23

687 REBAR SET

12.71'

N 70°55'24" W 80.70'

3744'

NORTH LINE SECTION 26

734 REBAR FOUND

WILLIAM GILLILAND

S 30°48'03" W

H. MICHAEL KACZOROWSKI

EAST LINE NE1/4, NW1/4 SEC. 26

WEST LINE KACZOROWSKI BY DEED

N 00°00'49" W 5291.30'(F) 80 CHAINS (R)

1322.85'(F)

DETAIL "A"
1"=40'

T.O. Wash Q-17

490'(DEED & FIELD)

S 89°35'50" E 2304.29'(F) 35.32 CHAINS (R)

(804 TO 801)

800 SW CORNER SEC. 23, T10N, R1W NW CORNER SEC. 26, T10N, R1W

813 FENCE

811 FENCE

FENCE 773

FENCE FOUND

809 CENTER LINE OLD S.B.37

760 FENCE

814 FENCE

5 1/2 RODS (DEED & FIELD)

N 25°21'E 97.04'(D)

N 06°40'E 244.08'(D)

WEST LINE SECTION 26

N 00°27'39" E 5331.92'(F) 80 CHAINS (R)

1343.57'(F)

871 STONE FOUND

731 STONE FOUND

WILLIAM GILLILAND 53.75 AC D.R. 351, P. 69

WEST LINE BY DEED (KACZOROWSKI)

FENCE FOUND IN TREE

APPARENT OVERLAP

EAST LINE NE1/4, NW1/4 SEC. 26

S 32°12'45"W 1551.18'(F)

S 29°18'W 1551.18'(D)

N 30°48'03" E 1549.90' (810 TO 801) (FENCE FOUND IN TREE)

12.000 AC.

NE1/4, NW1/4, SEC 26, T10N, R1W

EAST LINE BY TRI-CO SURVEY

SOUTH LINE N1/2, NW1/4 SEC. 26

1333.37'(F)

S 30°24'35" E 5303.76'(F)

N 00°24'35" E

725 PIPE FOUND

341.80'(D)

927.78'(F)

N 89°51'09" W 2305.51'

(615 TO 808)

723 PIPE FOUND

722 PIPE FOUND

610 SW COR 12 AC

N 89°51'03" W 784.10'

WEST 1230.32'(D)

815 SW COR, NW1/4, NW1/4 SEC 26, T10N, R1W

730 OAK TREE W/ FENCE 19.6' EAST OF LINE

809 720 PIPE FOUND ON LINE

48.5'

732 PIPE FOUND 299.67' EAST OF 610

BRIAN C. SNOW D.R. 404, P. 691

808 SE CORNER NE1/4, NW1/4 SEC. 26, T10N, R1W

JIMMIE A. WALKER (O.R. 412, P. 367)

Wash S-21

703 SOUTH QUARTER CORNER SEC. 26, T10N, R1W IRON PIPE FOUND

FENCE

SOUTH LINE SECTION 26

S 89°54'20"E 2343.39'(F) 35.29 CHAINS (R)

DORA ROAD

788 SOUTHEAST CORNER SEC. 26, T10N, R1W IRON PIPE FOUND

Wash U-21 T.O.

Wash Q-21 T.O.

778 SW CORNER - SEC. 26, T10N, R1W RAILROAD SPIKE FOUND IN ANDERSON ROAD

N 89°43'10"E 2309.21'(F) 35.29 CHAINS (R)

NEWT FULFORD ROAD

LARRY BROTHERS 3.35 AC. D.R. 354, P. 69-70

1.65 AC.

744 REBAR FOUND

EAST 264.00'(D)

N 22°21'40" E 118.60'(D)

EAST 512.26'(D)

N 48°59'40" E 137.02'(D)

S 78°59'W 265.00'(D)

N 89°23'W 225.38'(D)

S 78°37'W 172.85'(D)

N 84°27'W 89.26'(D)

1 1/2" PIPE FD.

NORMAN WAMPLER 5.07 AC. D.R. 342, P. 118

742 HALF WAY BETWEEN MONUMENTS 0.6' APART

801 SOUTH QUARTER CORNER SEC. 23, T10N, R1W

N 70°55'24" W 80.70'(D) (FIELD)

S 10°16'24" E 744.88'(D)

S 10°22'W 1375.33'(D)

N 10°16'24" E

EAST LINE BY TRI-CO SURVEY

APPARENT OVERLAP

DETAIL "A" (SEE RIGHT)

127.268 AC. (TOTAL)

704 CREEK

705 CREEK

706 CREEK

734 REBAR FOUND

1152.145'

NORTH LINE SECTION 26

711.51'

35.272 AC.

NW1/4, NE1/4, SEC. 26, T10N, R1W

H. MICHAEL KACZOROWSKI D.R. 344, P. 107-111

16.198 AC.

NE1/4 NE1/4 SEC. 26, T10N, R1W

℄ STREACHER ROAD

EAST LINE SECTION 26

N 00°11'54"E 1328.09'

S 00°17'35"E 1316.81'

29.165 AC.

SE1/4, SE1/4, SEC. 23, T10N, R1W

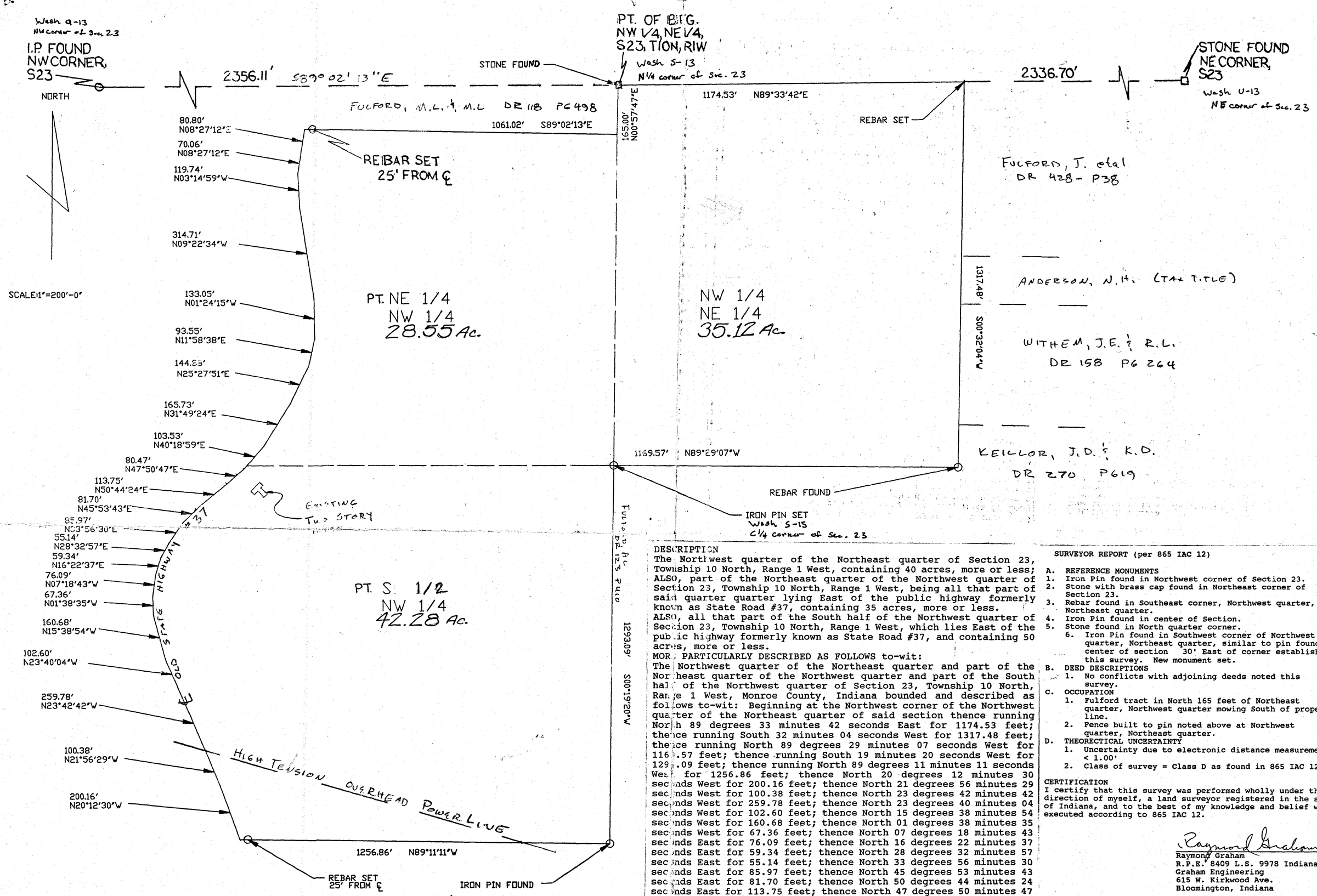
31.107 AC.

SW1/4, SE1/4, SEC. 23, T10N, R1W

H. MICHAEL KACZOROWSKI D.R. 344, P. 107-111

VIRGIL JEFFERS

PALMER SHEPPARD



DESCRIPTION

The Northwest quarter of the Northeast quarter of Section 23, Township 10 North, Range 1 West, containing 40 acres, more or less; ALSO, part of the Northeast quarter of the Northwest quarter of Section 23, Township 10 North, Range 1 West, being all that part of said quarter quarter lying East of the public highway formerly known as State Road #37, containing 35 acres, more or less.
ALSO, all that part of the South half of the Northwest quarter of Section 23, Township 10 North, Range 1 West, which lies East of the public highway formerly known as State Road #37, and containing 50 acres, more or less.
MORE PARTICULARLY DESCRIBED AS FOLLOWS to-wit:
The Northwest quarter of the Northeast quarter and part of the Northeast quarter of the Northwest quarter and part of the South half of the Northwest quarter of Section 23, Township 10 North, Range 1 West, Monroe County, Indiana bounded and described as follows to-wit: Beginning at the Northwest corner of the Northwest quarter of the Northeast quarter of said section thence running North 89 degrees 33 minutes 42 seconds East for 1174.53 feet; thence running South 32 minutes 04 seconds West for 1317.48 feet; thence running North 89 degrees 29 minutes 07 seconds West for 1169.57 feet; thence running South 19 minutes 20 seconds West for 1293.09 feet; thence running North 89 degrees 11 minutes 11 seconds West for 1256.86 feet; thence North 20 degrees 12 minutes 30 seconds West for 200.16 feet; thence North 21 degrees 56 minutes 29 seconds West for 100.38 feet; thence North 23 degrees 42 minutes 42 seconds West for 259.78 feet; thence North 23 degrees 40 minutes 04 seconds West for 102.60 feet; thence North 15 degrees 38 minutes 54 seconds West for 160.68 feet; thence North 01 degrees 38 minutes 35 seconds West for 67.36 feet; thence North 07 degrees 18 minutes 43 seconds East for 76.09 feet; thence North 16 degrees 22 minutes 37 seconds East for 59.34 feet; thence North 28 degrees 32 minutes 57 seconds East for 55.14 feet; thence North 33 degrees 56 minutes 30 seconds East for 85.97 feet; thence North 45 degrees 53 minutes 43 seconds East for 81.70 feet; thence North 50 degrees 44 minutes 24 seconds East for 113.75 feet; thence North 47 degrees 50 minutes 47 seconds East for 80.47 feet; thence North 40 degrees 18 minutes 59 seconds East for 103.53 feet; thence North 31 degrees 49 minutes 24 seconds East for 165.73 feet; thence North 25 degrees 27 minutes 51 seconds East for 144.88 feet; thence North 11 degrees 58 minutes 38 seconds East for 93.55 feet; thence North 01 degrees 24 minutes 15 seconds West for 133.05 feet; thence North 09 degrees 22 minutes 34 seconds West for 314.71 feet; thence North 03 degrees 14 minutes 59 seconds West for 119.74 feet; thence North 08 degrees 27 minutes 12 seconds East for 70.06 feet; thence North 08 degrees 27 minutes 12 seconds East for 80.80 feet; thence running South 89 degrees 02 minutes 13 seconds East for 1061.02 feet; thence running North 57 minutes 47 seconds East for 165.00 feet to the place of beginning.
Containing all in all 105.95 acres, more or less.
Subject to all legal highways, right-of-ways, and easements.

SURVEYOR REPORT (per 865 IAC 12)

A. REFERENCE MONUMENTS
1. Iron Pin found in Northwest corner of Section 23.
2. Stone with brass cap found in Northeast corner of Section 23.
3. Rebar found in Southeast corner, Northwest quarter, Northeast quarter.
4. Iron Pin found in center of Section.
5. Stone found in North quarter corner.
6. Iron Pin found in Southwest corner of Northwest quarter, Northeast quarter, similar to pin found in center of section 30' East of corner established this survey. New monument set.

B. DEED DESCRIPTIONS
1. No conflicts with adjoining deeds noted this survey.

C. OCCUPATION
1. Fulford tract in North 165 feet of Northeast quarter, Northwest quarter mowing South of property line.
2. Fence built to pin noted above at Northwest quarter, Northeast quarter.

D. THEORECTICAL UNCERTAINTY
1. Uncertainty due to electronic distance measurements < 1.00'
2. Class of survey = Class D as found in 865 IAC 12.

CERTIFICATION

I certify that this survey was performed wholly under the direction of myself, a land surveyor registered in the state of Indiana, and to the best of my knowledge and belief was executed according to 865 IAC 12.

Raymond Graham

Raymond Graham
R.P.E. 8409 L.S. 9978 Indiana
Graham Engineering
615 W. Kirkwood Ave.
Bloomington, Indiana

RAYMOND GRAHAM REGISTERED No. 9978 STATE OF INDIANA LAND SURVEYOR

SECTION 23 ~ TOWNSHIP 10 NORTH ~ RANGE 1 WEST
WASHINGTON

2026.20

2640

2640

2640

2640

2022.90

2640

1

34

35

12

3

4 TAX TITLE ~ NO DESCRIPTION

5

37

6

7

OLD SR #37 RD "DIXIE HIGHWAY"

8

38

11 NEED NEW DESCRIPTIONS

9

NOTE: WESTERN HALF OF THIS SECTION IS FRACTIONAL ~ EXISTING DESCRIPTIONS MUST BE REVISED - - - (EXCLUDING LEGAL SURVEYS)

12

NO RECORD

33

10

13

41

39

15

16 "DECLARED ERRONEOUS" 1968

40

17

42

14

43

18

NO RECORD

19

36

22

NO RECORD

BUCK CREEK

27

28

NEED NEW DESCRIPTION

29

20

23

40

32

24

21

31

25

NEW FULFORD ROAD

44

45

HONEY CREEK RD.

LYDY ROAD

70.83

DRAWN ~ 4-30-75
J CUNDIFF

1 W

1 E

N

1" = 1000'

SEC-24 & 25 T 10N, R 1W

Co. #2867
POTTER 1½" PIPE FND
N = 5697.5933
E = 14411.4605
Intersected Mer 189 LKS N of POST SET POST

#206 5167.88' #286
S 89°-42'-01"E

#207 5202.02' #286
S 89°-45'-42"E

#220

HOLD
VOLLMER
CONC. MONU. #206

Forkas Rebar
#207

40 ch
2631.64'
(Ratio & proportion)

38.55 ch
Intersected 200 LKS N of POST COR. of SEC. 13 & 24 & set a POST for 13 & 24

39.46 ch

40 ch

Co. #2047
POTTER STONE FND
N = 3057.2683
E = 11880.3733

S00°-15'-29.99"E
2629.99'

#219

I-SECT = #221
B-B

2646.92'

2583.29'
S 89°-55'-24"E

#154 = I.P. FND
IN CREEK SUSPECT
EAST ¼ COR.
SEC-24, T10N, R1W

19
T10N, R1E

I-SECT
DIST-DIST
#223

Ratio & Portion

41.1c EXCEPT

#222

½:1324.69'

#64

REC 40

40 ch

#156

2653.20'
S00°-20'-05"E

POTTER N = 424.9469
E = 9260.2299

Intersected E. BOUNDARY 2nd Mand (159.00') 241 LKS N. OF POST COR. OF SECS 24 & 25 and set a post for 24 & 25

S 89°-10'-45"E
5233.29'

2649.77
40 ch

39.0 ch

#108 STONE FND.
SUSPECT N-E COR. SEC-25
T 10N, R 1W
Intersected 137 LKS N. OF POST SET POST
(70.62') 39.65 ch
90.42'

#100 STONE FND
N-W COR. SEC-25
T10N, R1W

HUB #232

S03°-30'E
253'

216

1305'
N89°-15'E

S02°-00'E
637'

N04°W
1637'

40 ch

S89°-30'W
150'

N89°-30'W
211'

1815'
S61°-50'W

N75°-00'E
157'

N04°W
62'

171'
S45°-30'W

N04°W
100'

606'
N88°-45'W

1A^c EXCEPT.

25

REC-5254.26'

#108
5299.28'
S00°-18'-55"E
#210

#108
5412.86'
S00°-24'-49"E
#211

30
T10N, R1E

39.00 ch To
Creek 100 LKS
WIDE COURSE W.

40 ch

POTTER
5288.80'
N 00°-00'-49"W

Closure = 1 To 18,000
Co. = S 00°-18'-52"W.
5291.30'
HOLD
3-9-90 GOOD!

2.42 diff.

?

(184.80')
INTERSECTED 280 LKS N. OF POST COR OF SECS 25 & 36 in a Pond & SET A POST FOR THE COR OF SEC-25 & 36

40 ch

ARCHER STONE FND.
#210-S-E SEC-25
(71.28')
108 LKS
Intersected Meridan SET POST N. OF POST
39.50 ch

113.95'
S04°-59'-08"E
#211

40 ch

40 ch

217

38.74 ch

5291.60'
N 89°-06'-06"W

#211 ARCHER STONE FND.
S-W COR SEC-30

1 W

1 E

POTTER
N = -4863.9354
E = 9261.4783

#169
I.P. Fnd
S-W COR
SEC-25, T10N, R1W.

7-22-71
$1.00/FT.
DALE BURNETT

December 2nd A.D. 1863.

ran the following lot of land for Stephen Wilson in Section No 23 T 10 R. 1. W. Beginning at the South East corner of said Section 23. witness Trees - at the South East cor on place of beginning White oak 18 inches diameter N 6° E 31½ links dist White Oak 18 in diam S 24° W 33½ links dist then west with the Section line 70 poles 21 links to a stake witness Tree White oak 15 inches diam due East 31½ links distant then North 81. poles & 4½ links to a stake then East 70 poles & 9. links to a stake then South 81 poles 4½ links to the beginning.

Hiram D Baston & Charles Corr chain bearers Sworn

James W Spencer
Monroe County Surveyor

D M Gilchrist		D M Gilchrist	
Willie Robeson	E & W	Jackson	Christian Cross
		26	
Willie Robeson			Henry Stowers
	So Payne	J. Payne	
John Payne			Adeline Gilson

January 13th A.D. 1864.

ran the following lot of land for D M Gilchrist Wm Robeson E & W Jackson Christian Cross Henry Stowers Adeline Gilson & John Payne in Section No 26 Township No 10 North of range No one west

length of the line from the Eastern ¼ Mile post to the western ¼ mile post 282. poles & 20 links length of the line from the S W Cor to the N W Cor 320 poles 48 links

Corner made 70 poles 17½ links East of the western ¼ mile post on at the South west corner of the South East ¼ of the North West quarter of said Section 26. witness Trees Hogwood 8 inches diameter. S 46½ E 16 links dist Maple 18 inches diameter N 35 W 20 links dist

length of the line from the north ¼ mile post to the north west corner 146 poles & 8 links

length of the line from the line from the South west corner of the East half of the north West quarter of said Section No 26 162. poles and 13. links